

**MINUTES**  
**Planning Commission**  
**June 5, 2007**

**Members**

Whit Kennedy, Chairman

**Present:**

Doug Brackett, Secretary

David Burnett

Donna Turner Williams

E Kent Miller

Marion Gramling

John Campbell

Phillip Lawson

**Members**

Jerry Gaines

**Absent:**

**Staff**

Joan Holliday

**Present:**

Allison Ezell

Savannah Sabo

Karri Isaac

Edwin Haskell

Mike McGrath

Freelance Reporting Services, Transcriptionist.

**1. Call to Order**

Whit Kennedy called the meeting to order.

**2. Approval of Minutes of May 8, 2007**

Marion Gramling made a motion to approve the May 8, 2007 minutes as submitted. David Burnett seconded the motion. The vote carried unanimously.

**3. Old Business**

None

**4. Public Hearings**

None

**5. Discussion Items**

None

**6. Unified Land Management Ordinance #0-99-015**

**A. Subdivisions**

**1. Major (Preliminary Plats)**

a. Nicole Eileen

Allison Ezell gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Public Works, Engineering Division, SCDOT (application) and DHEC (application).

Phillip Lawson made a motion to grant conditional preliminary approval subject to review and approval from Public Works, Engineering Division, SCDOT (application) and DHEC (application). E. Kent Miller seconded the motion. The vote carried unanimously.

b. Piper Glen

Karri Isaac gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Public Works/Engineering Division, DHEC (application) and Inman-Campobello (Water).

John C Campbell made a motion to grant conditional preliminary approval subject to review and approval from Public Works/Engineering Division, DHEC (application) and Inman-Campobello (Water). Donna Turner Williams seconded the motion. The vote carried unanimously.

c. Southfield Phase 4

Karri Isaac gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Public Works/Engineering Division and SSSD (sewer).

Marion Gramling made a motion to grant conditional preliminary approval subject to review and approval from Public Works/Engineering Division and SSSD (sewer). E. Kent Miller seconded the motion. The vote carried unanimously.

**2. Major (Final Plats)\***

- a. Cobbs Creek, Phase 2
- b. Summer Grove, Phase 3
- c. Bright Farms, Section 2
- d. South Tyger Farms, Phase II

Karri Isaac recommended that Cobbs Creek, Phase 2, Summer Grove, Phase 3, Bright Farms, Section 2 and South Tyger Farms, Phase II be read into the record as approved.

Doug Brackett made a motion to read Cobbs Creek, Phase 2, Summer Grove, Phase 3, Bright Farms, Section 2 and South Tyger Farms, Phase II into the record as approved. John Campbell seconded the motion. The vote carried unanimously.

**3. Minor (Summary Plats)\***

- a. Southfield, Phase 3F
- b. Suncrest Homes LLC
- c. Bennett's Ridge

Karri Isaac recommended that Southfield, Phase 3F, Suncrest Homes LLC and Bennett's Ridge be read into the record as approved.

Phillip Lawson made a motion to read Southfield, Phase 3F, Suncrest Homes LLC and Bennett's Ridge into the record as approved. Donna Turner Williams seconded the motion. The vote carried unanimously.

**4. Minor (Private Road Developments)\***

- a. Cheshire Village
- b. Morning Star

Karri Isaac recommended that Cheshire Village and Morning Star be read into the record as approved.

John Campbell made a motion to read Cheshire Village and Morning Star into the record as approved. Doug Brackett seconded the motion. The vote carried unanimously.

**5. Minor (Family Property)**

None

**6. Preliminary Extension Request**

None

**B. Land Development**

**1. Major (Preliminary Plats)**

- a. Parkstone Place (REVISED)

Allison Ezell gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Public Works, Engineering Division.

Whit Kennedy gave a brief history on Parkstone Place to the Planning Commission. He informed the Planning Commissioners that this subdivision had been submitted two or three times. In addition, a variance was granted several months ago on this project. There was some discussion among the Commissioners on whether this resubmission of the project would alter the intent on which the variance was granted. After a brief discussion among the Planning Commissioners, they came to the conclusion that the resubmission would not alter the intent of the variance; therefore the variance would be allowed to apply to this resubmission. Mr. Kennedy wanted stated for the record that this decision had been made to stand alone on this project and would not set precedence for future projects.

Marion Gramling made motion to grant conditional preliminary approval subject

to review and approval from Public Works, Engineering Division. Phillip Lawson seconded the motion. The vote carried unanimously.

**2. Major (Final Plats) \***

None

**3. Major (Site Plans)**

a. Dave Steel Site (Industrial)

Allison Ezell gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Public Works, Engineering Division and DHEC (application).

The Planning Commissioners had a brief discussion on buffer yard requirements. They came to the conclusion that they would grant approval based on the stipulation that the Dave Steel Site met the buffer yard requirements from staff.

Marion Gramling made a motion to grant conditional preliminary approval subject to review and approval from Public Works/Engineering Division, DHEC (application) and on the stipulation that the buffer yard requirements were met from staff approval. E. Kent Miller seconded the motion. The vote carried unanimously.

**4. Minor (Summary Plats) \***

None

**5. Major (Summary Plats)\***

None

**6. Preliminary Extension Request**

None

**7. Other Business**

None

## **Adjournment**

Marion Gramling made a motion to adjourn. E. Kent Miller seconded the motion. The vote carried unanimously. The meeting was adjourned at 5:04 p.m.

By: \_\_\_\_\_  
Doug Brackett, Planning Commission Secretary

Prepared by:  
Planning Department Staff